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Planning Commission Study Session

TO: PLANNING COMMISSION

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THROUGH: CATHERINE LORBEER AICP, PRINCIPAL PLANNER
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MEETING DATE: SEPTEMBER 3, 2014

SUBJECT: Z14-17, POWELL HEIGHTS: REQUEST TO REZONE
APPROXIMATELY 13 ACRES OF REAL PROPERTY GENERALLY
LOCATED NORTHEAST OF THE NORTHEAST CORNER OF VAL
VISTA DRIVE AND CHANDLER HEIGHT BOULEVARD FROM
SINGLE FAMILY-43 (SF-43) ZONING DISTRICT TO SINGLE FAMILY-
15 (SF-15) ZONING DISTRICT WITH A PLANNED AREA
DEVELOPMENT (PAD) OVERLAY.

STRATEGIC INITIATIVE: Community Livability

The Town's Community Livability Strategic Initiative emphasizes the importance of promoting growth while retaining its defining characteristics; the requested action furthers this initiative by fostering compatible infill development consistent with surrounding rural residential character.

RECOMMENDED MOTION

NO MOTION REQUESTED

APPLICANT/OWNER

Company: Pew & Lake, PLC
Name: Reese L. Anderson
Address: 1744 S. Val Vista, #217
Mesa, AZ 85204
Phone: 480-461-4670
Email: reese.anderson@
pewandlake.com

Company: HHB Real Estate Investing, Inc
Name: AJ Jazzar
Address: 1490 S. Price Road, #315
Chandler, AZ 85286
Phone: 480-699-1157
Email: aj.jazzar@
hhbrealestate.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>January 8, 2008</i>	Town Council adopted Annexation No. A07-77, Ordinance No. 2110.
<i>June 10, 2008</i>	Town Council adopted Rezoning No. Z08-18, Ordinance No. 2175.

Overview

The site, composed of Assessor's Parcel Numbers 304-76-217A, 304-76-218A and 304-76-219B, is approximately 13 acres and located northeast of the northeast corner of Val Vista Drive and Chandler Heights Boulevard. The site was annexed and subsequently rezoned from Maricopa County Rural-43 to its current Town zoning of SF-43. While the site was originally utilized for agricultural crop production, it does not appear to have been actively farmed for at least ten years and is currently vacant, unimproved land. The parcels to the east (SF-43) and south (Community Commercial) of the site were annexed into the Town between 2007 and 2009 while the parcels to the north (large lot residential) and west (cattle production) of the site remain unincorporated Maricopa County. The site is accessed from Val Vista Drive; Val Vista Drive is a programmed major capital improvement project (ST112) that will be widened and upgraded over the next two to three years.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning
North	Residential > 0-1 DU/Acre	Maricopa County RU-43
South	Community Commercial	Community Commercial (CC)
East	Residential > 0-1 DU/Acre	Single Family-43 (SF-43)
West	Residential > 2-3.5 DU/Acre	Maricopa County RU-43
Site	Residential > 0-1 DU/Acre	Single Family-43 (SF-43)

Compliance with the General Plan

The proposed zoning district of SF-15 developed at an overall site density of 1 dwelling unit per acre is consistent with the existing General Plan Land Use Classification of Residential > 0-1 DU/Acre. The site is within the Santan Character Area (SCA); this area is envisioned as a combination of rural residential and suburban neighborhoods that can enjoy a rural environment and small scale agricultural activities. In the context of General Plan SCA goals and policies noted below, staff finds the proposed rezoning and associated development plan to be in conformance.

The SCA emphasizes outdoor living enjoyment and ability for people to live and play in a unique environment with unifying goals related to:

- Maintain existing small-scale agricultural uses.
- Maintain existing low density, rural residential neighborhoods.
- Promote a safe, livable environment for raising families.
- Encourage development of small-scale businesses that complement a rural lifestyle.
- Provide substantial buffering between different land uses and densities.

Additionally, the SCA identifies Community Design goals that have bearing on the subject request, these goals include:

- Santan Character - To distinguish from more urban areas, rustic entry yards and street signage is advocated. Enhanced landscaping that incorporates native trees and low water consumptive plants should be encouraged along rights-of-way and to sustain the Area's visual image.
- Architectural Emphasis - Low, ranch-style housing is preferred, avoiding sameness. Traditional styles and earth tone colors are favored for commercial, institutional and residential structures.

Rezoning

The subject request is to rezone the site from SF-43 to SF-15 with a PAD overlay. The PAD overlay is being requested to condition the more intense residential zoning district (being sought) to the proposed development plan. The proposed development plan shows 13 residential lots ranging in size from approximately 23,000 sf to 34,000 sf. Access to the proposed lots will be achieved through the improvement of the Powell Way alignment, which bisects the site but currently terminates at the site's eastern boundary; two connecting cul-de-sacs are also proposed to directly access Lots 6-13. Residents of the adjacent neighborhood have requested that the Powell Way improvements proposed not provide for a connection to their neighborhood as they believe this would create cut-through traffic from motorists wanting to avoid the Chandler Heights Blvd and Val Vista Dr intersection; accordingly, the development plan proposes a crash-through gate and DG treatment for the area immediately adjacent to the existing Powell Way improvements within the abutting neighborhood to allow for emergency access only.

Development Standards	Existing LDC	Proposed (Development Plan)
Zoning District	SF-43	SF-15 PAD
Min. Lot Area	43,000sf	15,000sf (23,247sf)
Min. Lot Dimensions Width/ Depth	145' / 150'	110' / 120' (110' / 120')
Min. Arterial Street Frontage Landscaping Depth	20'	20' (approx. 45')
Min. Open Space Percentage	10% or if open space is not provided, increase min. lot size by 15%	Min. lot size increased more than 15%
PAD Deviations	N/A	None proposed

Initial Analysis

Pending Planning Commission direction, anticipated conditions of rezoning should at a minimum address:

- Development plan conformance
- ROW dedication and improvement
- Powell Way through-traffic restriction and emergency access
- Prospective resident disclosure of nearby active agricultural and ranching operations
- Conceptual rural design themes for common area improvements

PUBLIC NOTIFICATION AND INPUT

A neighborhood meeting was held on July 23, 2014. Ten residents adjacent to the property or living within close proximity attended. While several questions were identified and addressed, those attending the meeting generally supported the proposed request and development plan. Community questions related to:

- Potential cut-through traffic issue
- Location of two-story homes and the size of homes
- Horse-keeping allowances
- Future residents understanding of agriculture character
- Security and dust-control during the construction process

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” Pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

STAFF REQUEST

Staff requests Planning Commission input.

Respectfully submitted,



Jordan Feld, AICP
Senior Planner

Attachments:

Attachment 1	Aerial Photo
Attachment 2	General Plan Exhibit
Attachment 3	Zoning Exhibit
Attachment 4	Development Plan

Z14-17
Attachment 1: Aerial Photo
September 3, 2014



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E VIA DE

ELONESOME LN

S VAL VISTA DR

E POWELL WAY

E CAMINA PLATA CT

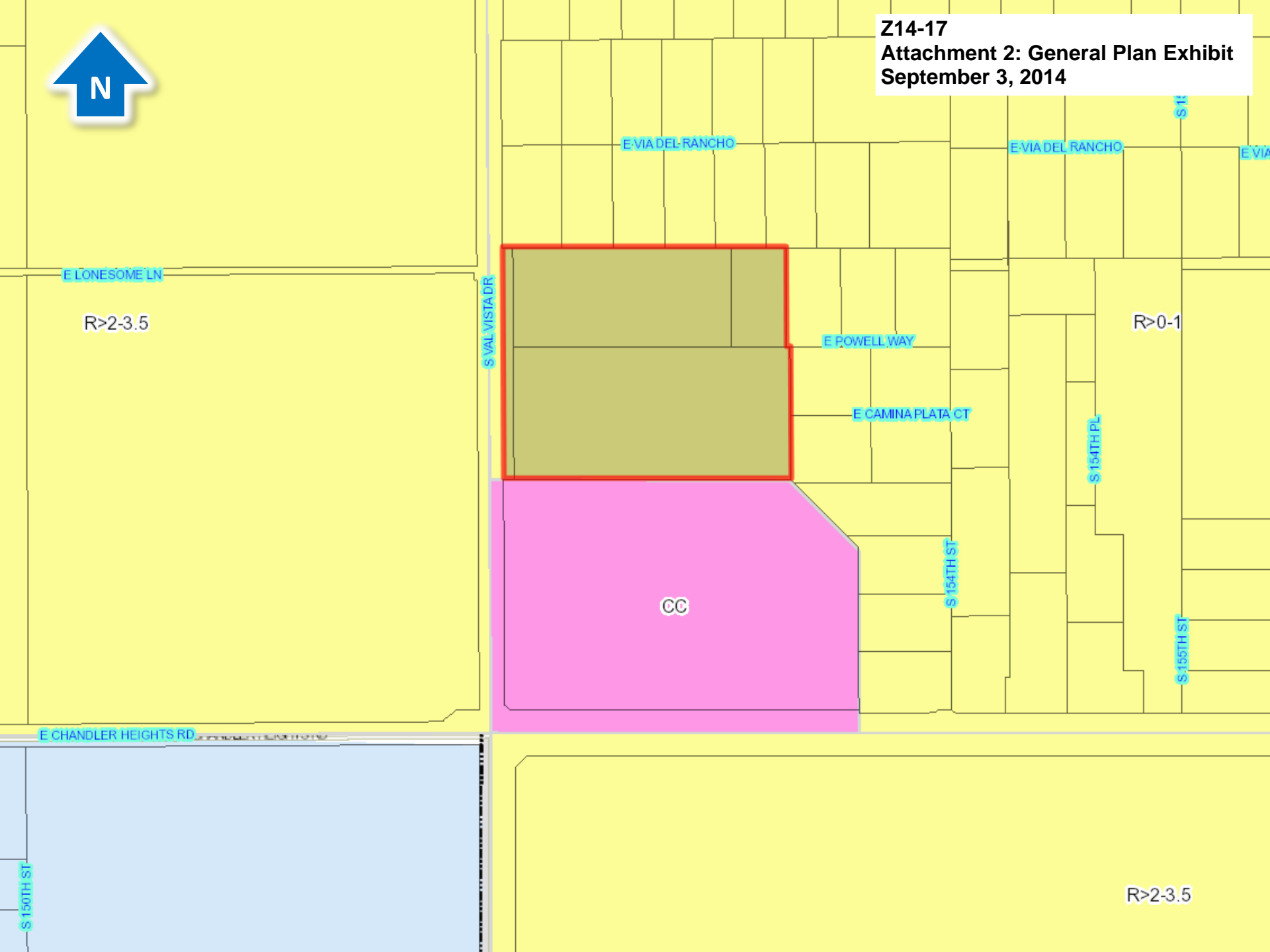
S154TH PL

S:155TH ST

S 154TH ST

E CHANDLER HEIGHTS RD

S.150TH ST

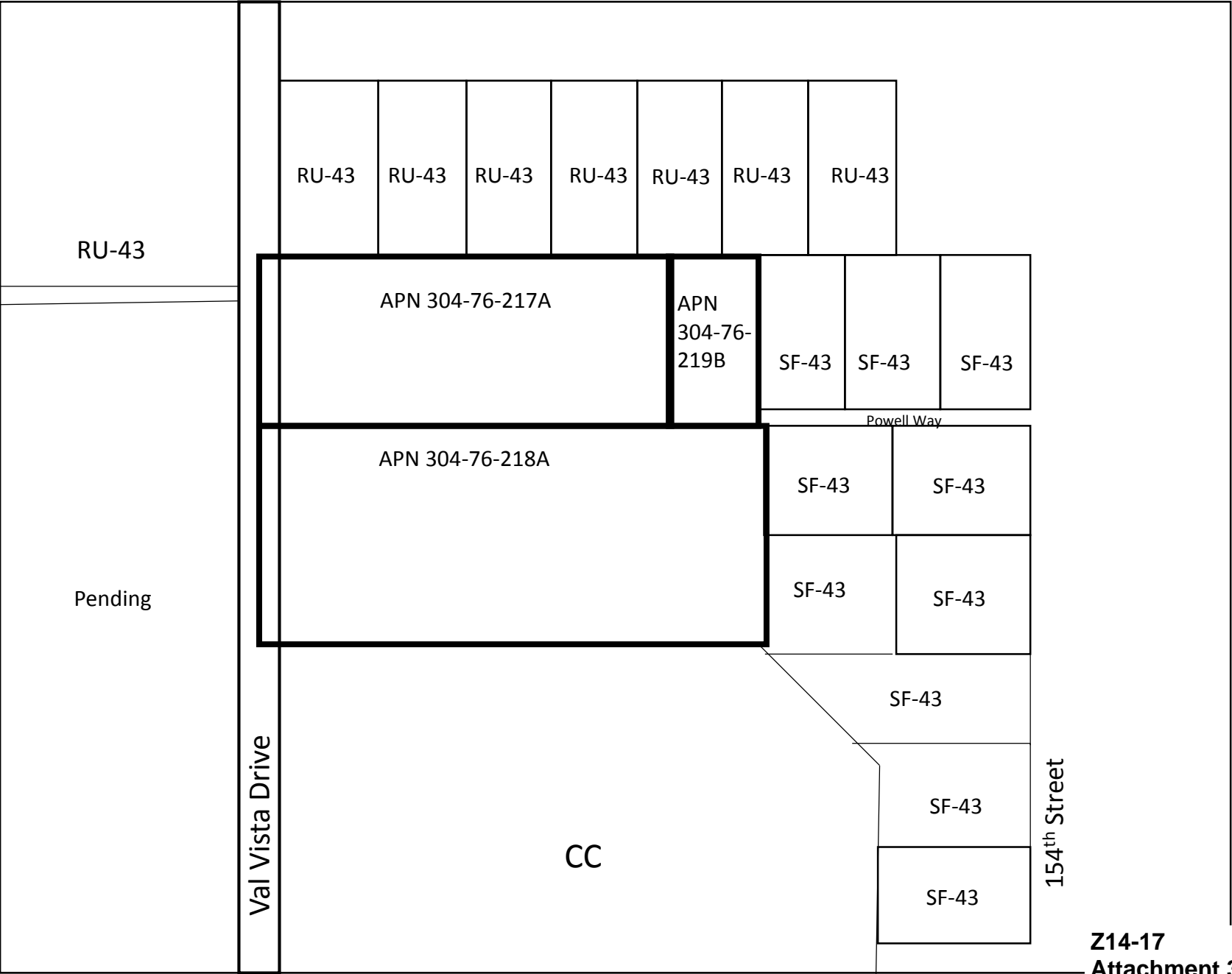


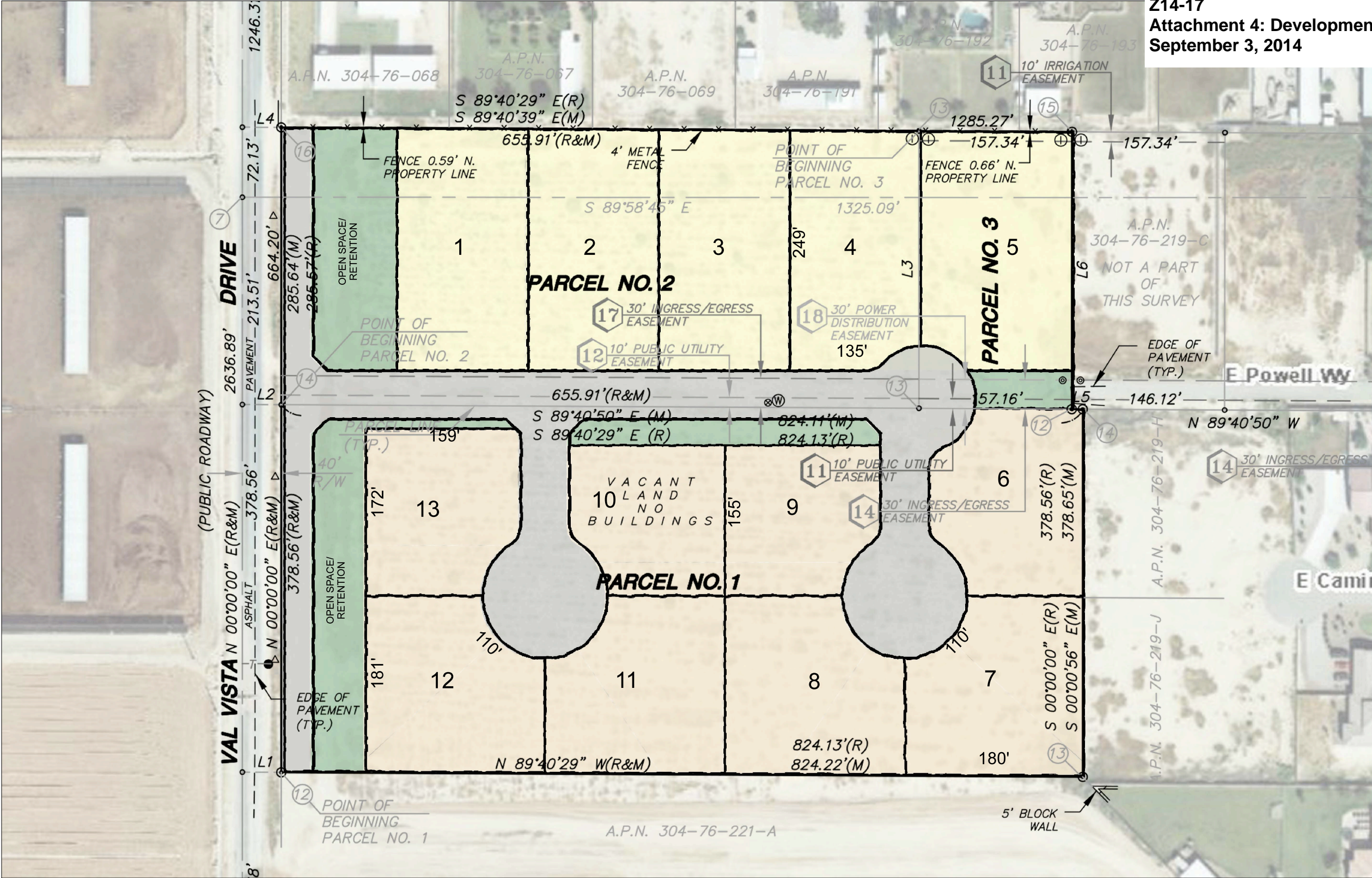
HHB Real Estate Investing, Inc.
Zoning Exhibit

APNs:
304-76-217A
304-76-219B
304-76-218A

Total Acreage: 13.1

Existing Zoning: SF-43
Proposed Zoning: SF-15 PAD





Lot Table

1	33,689	Sq. Ft.	9	23,247	Sq. Ft.
2	33,586	Sq. Ft.	10	23,247	Sq. Ft.
3	33,484	Sq. Ft.	11	30,712	Sq. Ft.
4	33,333	Sq. Ft.	12	30,254	Sq. Ft.
5	37,853	Sq. Ft.	13	25,827	Sq. Ft.
6	27,569	Sq. Ft.			
7	30,833	Sq. Ft.			
8	30,909	Sq. Ft.			

Project Data

Approximate Area	+/- 13.1 acres
Min. Lot Size (110' x 120')	8
Min. Lot Size (135' x 248')	5
Dwelling Units	13
Density	0.99
Open Space	+/- 9%

This layout is conceptual only.
This layout assumes some development standards including setback, retention, and open space requirements. The layout will be further defined in the development process.

